





Located in Rake Village, West Sussex, this beautiful, four bedroom character home is within easy reach of both Petersfield and Liphook, with Liss village being just a few minutes drive. All three offer a mainline railway station to London Waterloo.

Within Rake Village is the C of E Primary School, Village Hall, playground and tennis courts and local pub, The Flying Bull. Bohunt and The Petersfield School, as well as Bedales, Churchers Junior and Senior schools are within an easy driving distance.

Accommodation comprises:

Entrance vestibule hallway with door leading to entrance hall, stairs leading to first floor. Wooden floor.

Sitting room with feature beams and a lovely inglenook fireplace, with seating, and a wood burning stove. Various storage cupboards. Seating area to the rear with double French doors leading out to a covered terrace. Wooden floor.

The family room sits to the other side of the house and provides an excellent alternative entertainment area.

The kitchen/dining room is a real feature with free standing units, space for large kitchen table, double French doors to the rear garden. Space and plumbing for large fridge/freezer, space and plumbing for dishwasher, space for gas cooker range - gas is bottled. From the kitchen is a utility room with worktops and plumbing for washing machine and space for tumble drier, oil boiler for central heating and hot water. Back door leading to side access and



cloakroom with WC.

The first floor offers a large landing with access to the loft area.

The principal bedroom offers a large space, with feature beams leading to the ensuite with bath, separate shower cubicle, wash hand basin and WC. Heated towel rail.

The second bedroom sits to the far side of the landing and is very large, overlooking the rear garden. Bedroom three and four sit on the opposite side of the landing and overlook the pretty front garden.

Family bathroom with bath, separate shower cubicle, wash hand basin, WC, heated towel rail and half panelled walls.

To the front of the property is a pretty, country garden and driveway parking for several vehicles. Detached brick built garage with pitched roof

The rear garden is a real feature of the house being fully enclosed and laid to lawn. Covered veranda coming from the sitting room. Various seating and relaxation areas - completely dependent on your mood and time of day! Brick built 'studio' which, with some modernisation could be an exciting prospect, pitched roof. Vegetable patch.

Oil central heating. Septic tank drainage.

Mains water, and electricity. Bottled gas for kitchen cooker.

Tax Band E - £2479 per annum.



Viewing through the owner's sole agents, Jacobs & Hunt.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Rose Cottage, Brewalls Lane, Rake

Approximate Gross Internal Area (Excluding Eaves Storage)
 164.6 sq m / 1772 sq ft
 Outbuildings = 22.6 sq m / 243 sq ft
 Total = 187.2 sq m / 2015 sq ft



Reduced headroom below 1.5 m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. (ID877393)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

